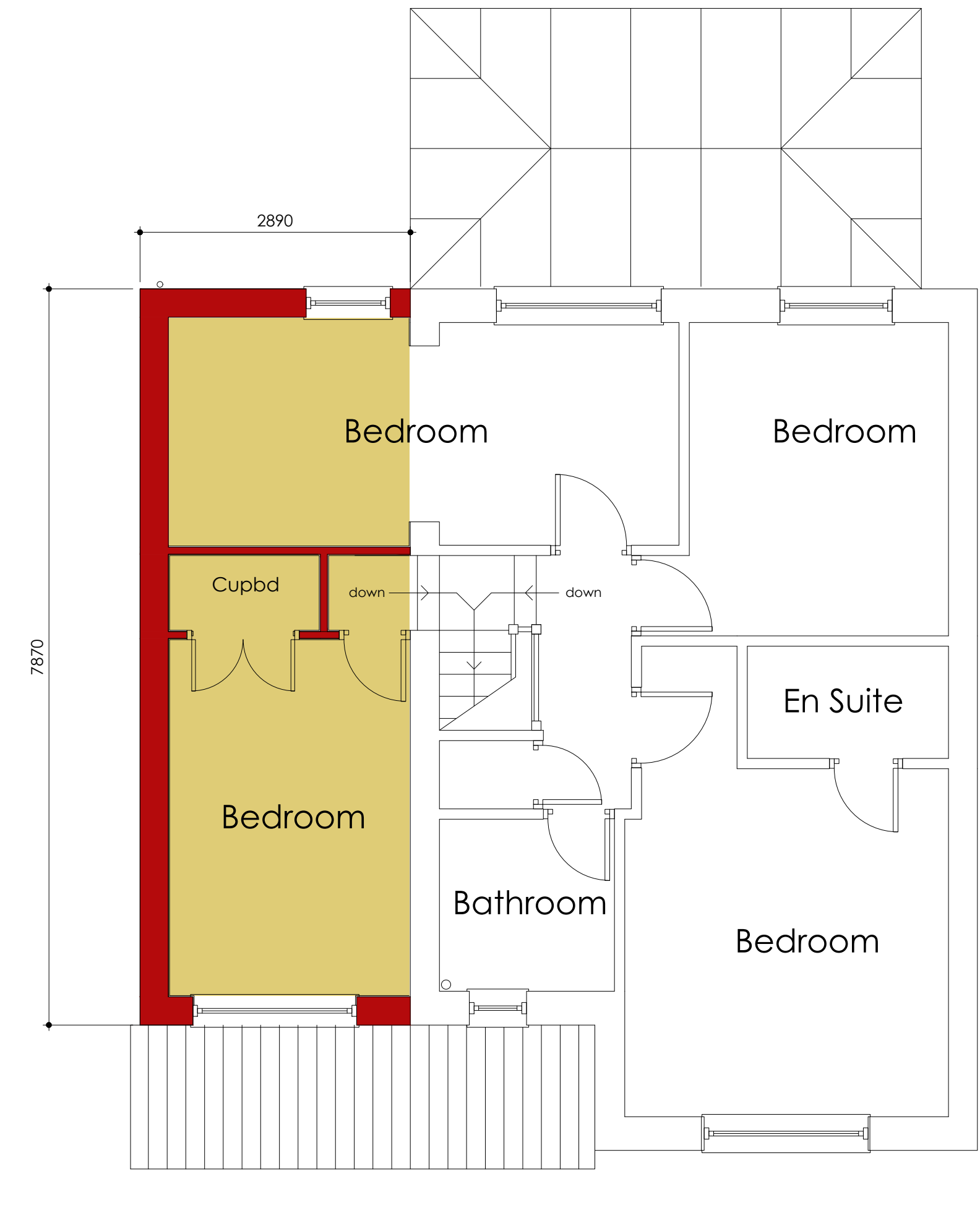
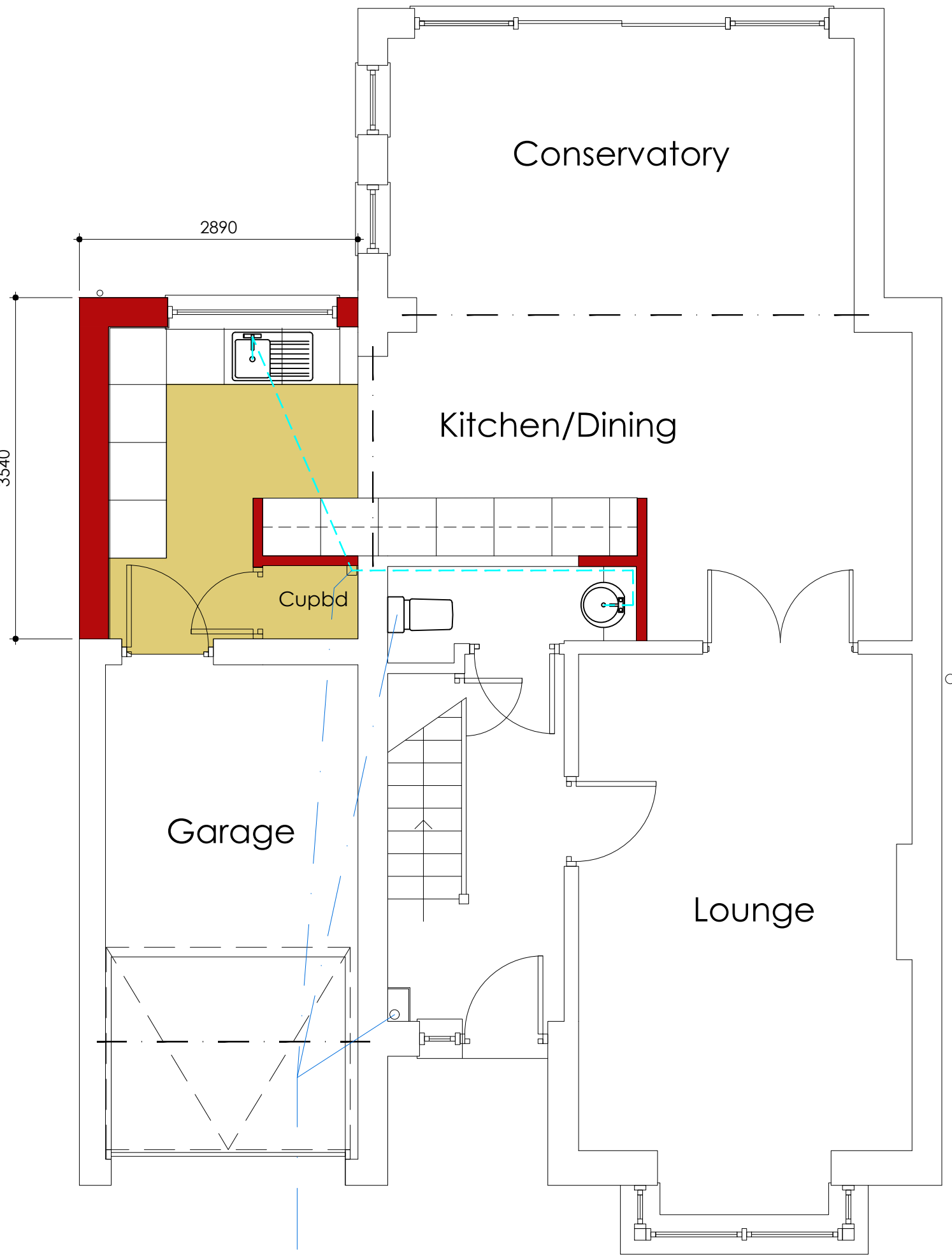
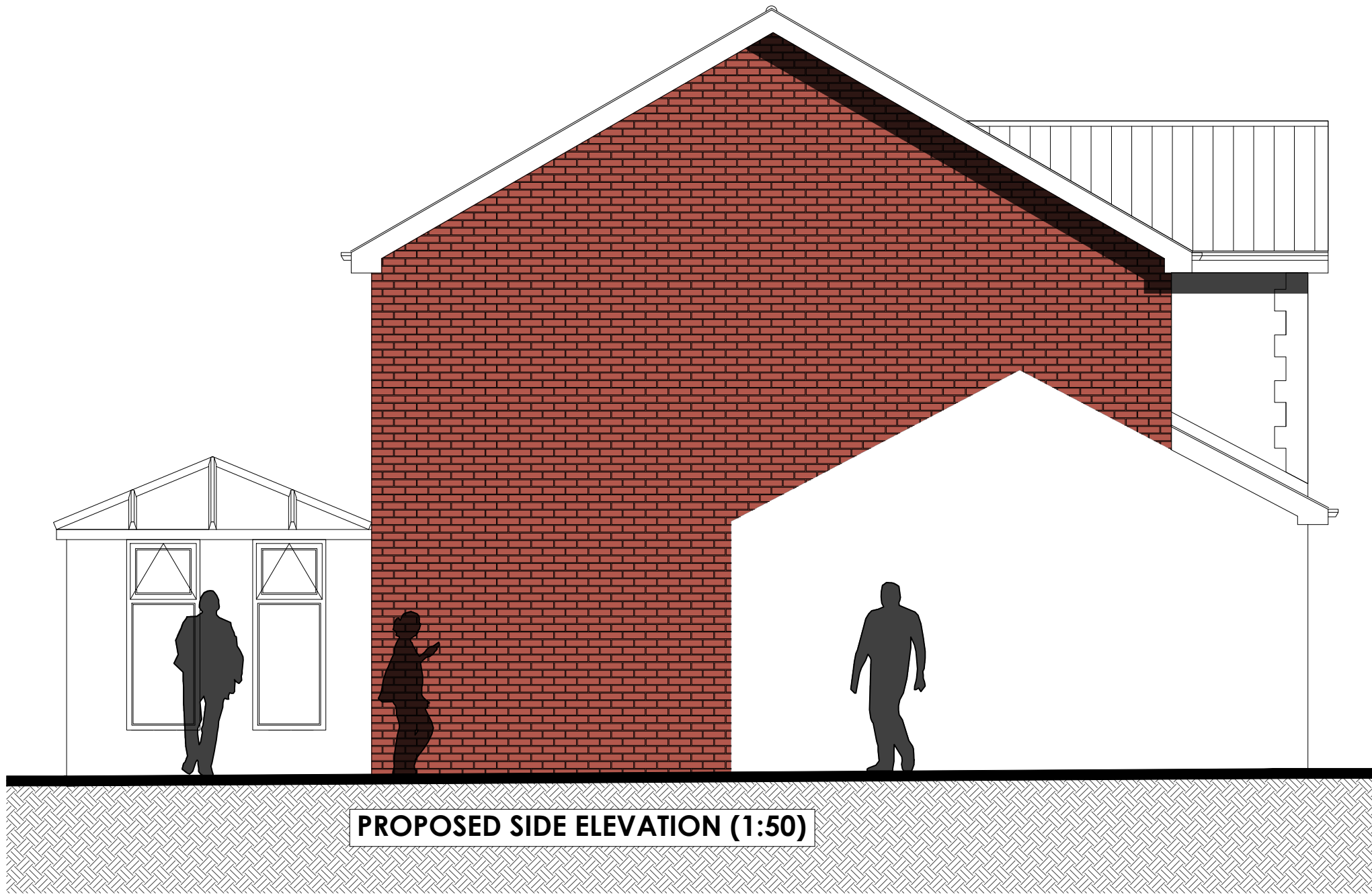
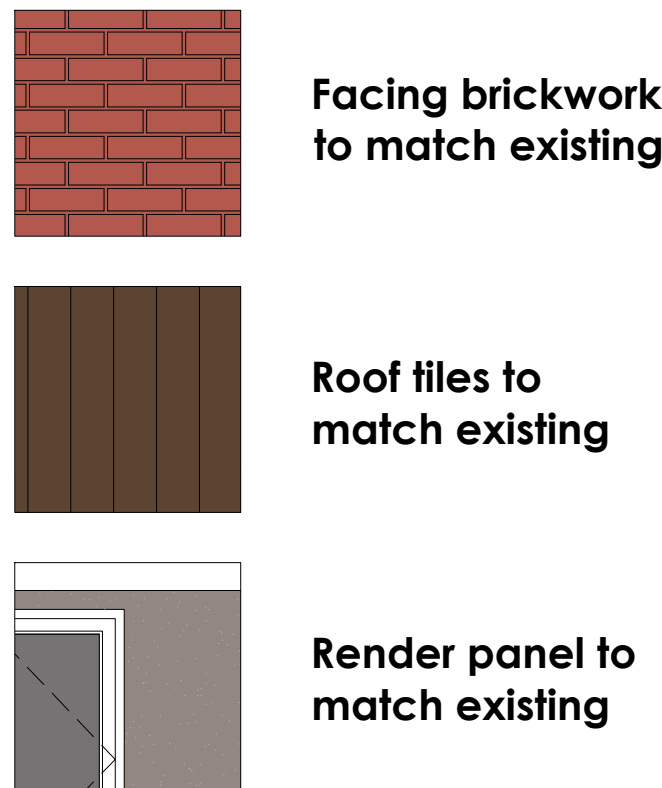


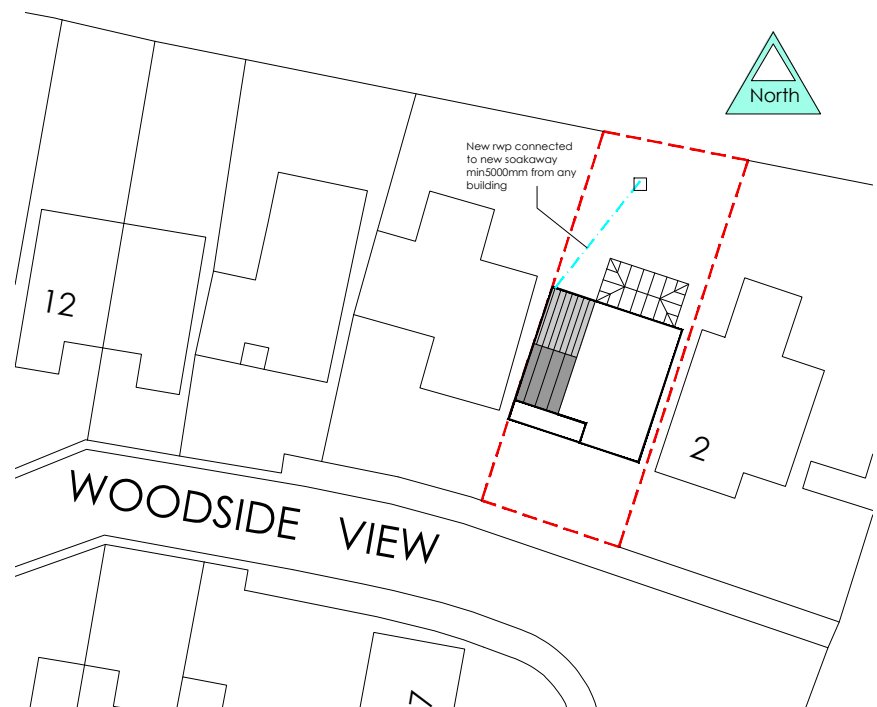
Revision	Comment	Date
A	Existing Quoin bwk removed & elevation re-rendered in colour to match existing.	16.06.19



MATERIALS KEY:



All new rainwater goods to match existing in colour & profile.
All new double glazed windows to be Upvc to match existing.



This drawing is produced for obtaining Building Regulations Approval only & is not intended as a construction drawing. The contractor is to check & verify all construction details, dimensions, levels, mechanical & electrical services & fix & surface water drainage both existing & proposed prior to ordering any materials required for the works & commencement of the works. The contractor shall construct the works in strict accordance with the current Building Regulations Approved Documents & to the full satisfaction of the Approved Inspector whether or not indicated on the drawing.

All workmanship & materials must comply with the current Building Regulations Approved Documents & the BS 8000 series of Codes of Practice. All materials shall be new & as intended for their purpose & shall be fixed/installed/applied/mixed in strict accordance with the manufacturers instructions/recommendations.

It is the house owners responsibility to ensure that the Party Wall Act 1994 is adhered to. All legal boundaries are to be confirmed by the owner & their neighbours prior to commencement of any of the works. No part of the works or execution of the works shall cross the legal boundaries without the written authority of the adjoining owner. The owner of the site shall be responsible for implementing their duty under the Party Wall Act 1994 where any of the works will affect any party wall structure of any adjoining property. Party Wall surveys may need to be appointed by both parties.

Any deviations from the approved plan must be agreed with the relevant Approved Inspector &/or Planning Officer prior to carrying out the altered works.

The CDM (Construction Design & Management) Regulations 2015 covers work carried out for Domestic Clients under the reg. the owner (Domestic Client) who is procuring the works is classed as a duty holder. Regulation 7 sets out provisions which limit the extent to which domestic client must carry out the client duties in CDM 2015. Most of the duties are passed to other dutyholders.

- The regulation states:
 - (1) Where the client is a domestic client the duties in regulations 4(1) to (7) and 6 must be carried out by:
 - (a) the contractor for a project where there is only one contractor;
 - (b) the principal contractor for a project where there is more than one contractor;or
 - (c) the principal designer where there is a written agreement that the principal designer will fulfil these duties.
- (2) If a domestic client fails to make the appointments required by regulation 5
 - (a) the designer in control of the pre-construction phase of the project is the principal designer;
 - (b) the contractor in control of the construction phase of the project is the principal contractor.
- (3) Regulation 5(3) and (4) does not apply to a domestic client.

- A domestic client may, if they so wish, agree (in writing) with their designer that the designer co-ordinates and manages the project, rather than the role passing to the Principal Contractor.
- If this agreement is not made then the Principal Contractor automatically takes over the project management duties & responsibilities.

The contractor & any sub-contractors shall make themselves fully aware of the requirements of the CDM Regulations 2015 & the liabilities of the same upon themselves & must carry out all requirements of the Regulations.

house of plans

IMAGINE - PLAN - REALISE

email: geeljay2@gmail.com

tel: 01302 534103

mob: 07944278344

CIAT Member No: 017247

House of Plans Ltd Registered in England (No. 9187202)

Project
Proposed two storey extensions to side of 4 Woodside View, Bolton on Dearne for Mrs C Bradshaw

Drawing
Proposed Plans & Elevations

Drawing Status
PRE **PLA** BR TEN CON AB OTH

Scale
1:50 Date: **Apr 19**

Drawing Number
00032_CB_002 Revision **A**